



COMMUNITY ENGAGEMENT SUMMARY

Public Information Meeting

Proposed Official Community Plan Amendment and Zoning by Agreement
604 and 610 Broadway Avenue

Applicant: Urban Capital Property Group and Victory Majors Investments Corporation
File: PL 4350–Z7/18; PL 4350–OCP 1/18

Project Description

A public information meeting was held regarding the proposed amendment to Official Community Plan Bylaw No. 8769 and Zoning by Agreement for 604 and 610 Broadway Avenue.

The meeting was held at Nutana Collegiate (gymnasium) on October 10, 2018, at 7 p.m.

Community Engagement Strategy

Purpose:

To inform and consult – Residents were provided with an overview of the applicant's proposal and given the opportunity to ask questions and provide comments. Written comments (email/comment sheets) were accepted following the meeting.

Form of Community Engagement Used:

Public Information Meeting – Residents were provided an opportunity to listen to a presentation by the applicant, participate in a question and answer session, and speak directly with the applicant and City of Saskatoon (City) staff following the formal portion of the meeting. City staff were in attendance to provide an overview of the rezoning process and the next steps following the meeting.

Level of Input or Decision Making Required from the Public:

Comments, concerns, and opinions were sought from the public.

Who was Involved:

- Internal stakeholders – The standard administrative review process was followed and relevant internal divisions of the City were contacted for review and comment. Councillor Block was also advised of the application.
- External stakeholders - A flyer with details of the meeting was sent to 276 property owners within the adjacent area of the subject site, as well as the Nutana Community Association and Broadway Business Improvement District.
- Approximately 115 members of the general public attended the meeting, as well as Councillor Block, City staff, and representatives of Urban Capital Property Group and Victory Majors Investments Corporation.

Summary of Community Engagement Feedback

Following introductory remarks on the rezoning process by City staff, an overview of the development proposal was provided by the applicant. A question and answer period and general discussion followed. Concerns, questions, statements in opposition and in support, and general points of discussion at the meeting and in comment sheets received after the meeting are as follows:

Expressing Concern or Opposition:

Key Issues	Summary
Existing Traffic Issues and Anticipated Impacts	<ul style="list-style-type: none"> • Development will increase traffic/congestion in the area • Increased right turns from Broadway Avenue via the right-in to 12th Street at the Broadway Roastery • Pedestrian safety around the Broadway Roastery due to increased traffic • 12th Street too narrow for the increase in traffic
Existing Parking Issues and Anticipated Impacts, and Site Access	<ul style="list-style-type: none"> • Not enough on-site parking proposed for the commercial space • Access to site is problematic • On-street parking currently overloaded • How will visitors access parking?
Height and Density	<ul style="list-style-type: none"> • This building too high/too dense • Other buildings in neighbourhood not as high • How does this benefit the area? • 8 to 12 storeys would be more appropriate • The building should be higher • Buildings this high should be Downtown
Building Design	<ul style="list-style-type: none"> • Does not fit character of the area • Not a welcoming gateway • Too modern for the area • Need to improve the pedestrian experience at the base
Shadowing, Solar Access, and Views	<ul style="list-style-type: none"> • Impact on views from nearby multiple-unit dwellings • Shadowing a concern, especially in winter • Blocks horizon and views of parks and bridges
Community Garden	<ul style="list-style-type: none"> • Concern over impact to and future of community garden • Would negatively affect the quiet enjoyment of the space
Riverbank	<ul style="list-style-type: none"> • Slope stability concerns • Height should be staggered and increase incrementally away from the river
Area Infrastructure	<ul style="list-style-type: none"> • The developer should pay for a missing sidewalk on Eastlake Avenue

Expressing Support:

Key Issues	Summary
Design Quality	<ul style="list-style-type: none"> • Attractive on all four sides of the building • The tower is rotated so the wide side doesn't face Broadway Avenue • Design is high quality • Site layout is good • Building massing is good
Use of Property	<ul style="list-style-type: none"> • Will no longer be a vacant/gravel lot • Development under existing zoning could produce a worse outcome for the neighbourhood • Mixed uses are welcome
City Development	<ul style="list-style-type: none"> • Support higher density living (less vehicle use, improved services, public transit) • Infill supports things like active transportation and the viability of the local grocery store • Need to attract urban-minded young professionals to city with housing options like this • Need more choices for urban lifestyles • Need to curtail sprawl • Density in a logical location
Traffic and Parking	<ul style="list-style-type: none"> • Traffic and parking issues in the area are exaggerated

Next Steps

ACTION	ANTICIPATED TIMING
The Planning and Development Division prepares and presents proposal to Municipal Planning Commission. Municipal Planning Commission reviews proposal and recommends approval or denial to City Council.	January 29, 2019
Public Notice: Attendees of the public meeting will be provided with notice of the Public Hearing, as well as all others who were notified previously. A notification poster will be placed on site. An advertisement is prepared and placed in <u>The StarPhoenix</u> .	Early to mid-February 2019
Public Hearing: Occurs at City Council, with the opportunity for interested parties to present. Proposal considered together with the reports of the Planning and Development Division, Municipal Planning Commission, and any written or verbal submissions received.	February 25, 2019
City Council decision: May approve, deny, or defer the decision.	February 25, 2019

Prepared by:
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 January 4, 2019